



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On January 16, 2018 at the hour of 10:00 AM inside the main entrance to the Clackamas County Courthouse, 807 Main Street, in the City of Oregon City, OR (handicap accessible), I will sell at public auction to the highest bidder for cash or certified check, in hand, all of the interest of the defendant(s) in the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

PARCEL I:

Part of the East half of Section 1, Township 5 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a railroad spike in the center of John S. Owings Road in Section 1, Township 5 South, Range 1 West of the Willamette Meridian, which point is 258.58 feet West from the Northeast corner of Government Lot 3 of said Section 1, as shown in private survey #1266, Clackamas County Records; thence North 18°28' East along said center line 1,384.22 feet to the true point of beginning being the intersection of said center line with the center line of a County Road, as said County Road was traveled on June 15, 1968; thence South 89°53' East 271.10 feet along the center line of said County Road, thence North 8°37' East 311.98 feet to an iron pipe; thence North 78°30' West 205.41 feet to the center line of the John Owings Road; thence South 18°28' West along the center line of said Owings Road 367.8 feet to the true point of beginning.

EXCEPTING that portion of the above described property lying within the County Roads.

PARCEL II:

Beginning at a railroad spike in the center line of John S. Owings Road in Section 1, Township 5 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, which point is 258.58 feet West from the Northeast corner of Government Lot 3, Section 1, as shown in Survey #1266, Clackamas County Records; thence North 18°28' East along said center line 1752.02 feet to the true point of beginning; thence North 18°28' East along said center line 520.00 feet, thence South 71°32' East 230.00 feet; thence South 12°03'53" West 767.00 feet to the County Road as travelled; thence North 89°53' West 65.0 feet; thence North 08°37' East 291.86 feet; thence North 78°30' West 205.41 feet to a point in the John S. Owings Road and the true point of beginning.

EXCEPTING that portion of the above described property lying within the County Road.

PARCEL III:

Part of the Northeast one-quarter of Section 1, Township 5 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

"Working Together to Make a Difference"

Civil Division • 807 Main Street, Room 100, Oregon City, OR 97045
Tel 503-655-8351 • Fax 503-650-3038 • www.clackamas.us/sheriff

Beginning at a railroad spike in the center line of John S. Owings Road in Section 1, Township 5 South, Range 1 West of the Willamette Meridian, which point is 258.58 feet West from the Northeast corner of Government Lot 3, Section 1 as shown in Survey No. 1266, Clackamas County Records; thence North 18°28' East along said center line 2,272.02 feet to a point, said point being the Northwest corner of tract of land conveyed to Richard Louis Petersen, et ux, by Deed recorded July 6, 1973 as Recorder's Fee No. 73-21301, Clackamas County Records; thence South 71°32' East along the North line of said Petersen Tract, 230 feet to the true point of beginning of the tract herein to be described; thence continuing South 71°32' East 65.0 feet to a point; thence South 18°28' West, 333 feet to a point; thence North 71°32' West 27.64 feet to a point on the Easterly line of the aforementioned Richard Petersen Tract; thence North 12°03'53" East on the Easterly line of said Petersen Tract, 335.09 feet to the true point of beginning.

and more commonly known as 30578 S. Meridian Road Hubbard, OR 97032

Said sale is made under a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Clackamas to me directed in the case of:

WELLS FARGO BANK, N.A. AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE
LOAN TRUST 2001-FF2, ASSET-BACKED CERTIFICATES, SERIES 2001-FF2,

Plaintiff,

v

EMERY L STEEL aka EMERY L STEEL SR.; FIRST FRANKLIN FINANCIAL
CORPORATION; ATLAS FINANCIAL SERVICES; OCCUPANTS OF THE PROPERTY,

Defendant(s)

Case No. CV15040082 Execution dated: October 26, 2017

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgement creditor;**
- (b) Land use laws and regulations applicable to the property;**
- (c) Approved uses for the property;**
- (d) Limits on the farming or forest practices on the property;**
- (e) Rights of neighboring property owners; and**
- (f) Environmental laws and regulations that affect the property.**

CRAIG ROBERTS, SHERIFF
Clackamas County

Attorney: McCarthy & Holthus, LLP
Posted at: www.oregonsheriffssales.org

By: _____

ADRIANNA DOMINGUEZ
ADMINISTRATIVE ANALYST 1

All potential bidders are subject to inspection of funds prior to participating in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Certified checks must be made payable to County of Clackamas/Civil.